

Final Project Proposal

2015-2016

Community College Construction Act of 1980
Capital Outlay Budget Change Proposal

Instructional Building 2 Replacement

Proposal Name

Compton Community College District

Community College District

Compton Educational Center

College or Center

July 1, 2013

Date

A _____ P x W x C x E x

2.1 Final Project Proposal Checklist

District: Compton Community College District
College: Compton Educational Center
Project: Instructional Building 2 Replacement
Prepared by: HMC Architects **Date:** July 1, 2013

Section	Description	Status	Date
1.1	Title Page	Complete	5/18/2013
2.1	Final Project Proposal Checklist	Complete	5/18/2013
3.1	Approval Page - Final Project Proposal (with original signatures)	Complete	5/18/2013
3.2	Project Terms and Conditions	Complete	5/18/2013
4.1	Analysis of Building Space Use and WSCH - JCAF 31	Complete	5/18/2013
5.1	Cost Estimate Summary - JCAF 32	Complete	5/18/2013
5.2	Quantities and Unit Costs supporting the JCAF 32 <i>(Insert the optional cost analyses into this section.)</i>	Complete	5/18/2013
6.1	California Energy Commission Approved Audit	Complete	5/18/2013
7.1	Responses to Specific Requirements -- State Administrative Manual	Complete	5/19/2013
	<i>(Also provide this section electronically in Word 6. Version)</i>	Complete	5/19/2013
8.1	California Environmental Quality Act: Environmental Impact Report or Exemption Notice	Complete	5/18/2013
9.1	Analysis of Future Costs	Complete	5/18/2013
10.1	Campus Plot Plan	Complete	5/22/2013
10.2	Diagrams of Building Areas <i>(include floor plans with building areas affected.) (Insert half-sized scaled conceptual drawings into the FPP.)</i>	Complete	5/22/2013
10.3	Site Plans	Complete	5/22/2013
10.4	Floor Plans	Complete	5/22/2013
10.5	Exterior Elevations	Complete	5/22/2013
11.1	Guideline-Based Group II Equipment Cost Estimates - JCAF 33	Complete	5/18/2013
12.1	Justification of Additional Costs exceeding Guidelines <i>(as needed)</i>	NA	NA
13.1	Detailed Equipment List	Complete	5/18/2013

3.1 Approval Page

Final Project Proposal

Budget Year: 2015-2016

District: Compton Community College District

Project Location: Compton Educational Center
(College, campus, or center)

Project Name: Instructional Building 2 Replacement

The district proposes funds for inclusion in the State capital outlay budget (check items):

site acquisition preliminary plans working drawings construction equipment

District Certification

Contact Person: Linda Owens **Telephone:** 310-900-1600
(Facilities, Planning and Development)

E-Mail Address: Lowens@elcamino.edu **Fax:** _____

Approved for submission: _____ **Date:** _____
(Chancellor/President/Superintendent Signature)

District Board of Trustees Certification

The Governing Board of the District approves the submission of this application to the Board of Governors of the California Community Colleges and promises to fulfill the succeeding list of Project Terms and Conditions.

(President of the Board of Trustees Signature and Date)

(Secretary of the Board of Trustees Signature and Date)

Attach a copy of the Board Resolution that substantiates approval of the application and promises to fulfill the Project Terms and Conditions.

Submit proposal to:
Facilities Planning and Utilization
Chancellor's Office
California Community Colleges
1102 Q Street, 4th Floor
Sacramento, CA 95814

Chancellor's Office Certification

Reviewed by: _____

Date Completed: _____

3.2 PROJECT TERMS AND CONDITIONS

District: Compton Community College District College: Compton Educational Center

Project: Instructional Building 2 Replacement Budget Year: 2015-2016

- 1 The applicant hereby requests State funds in the amount prescribed by law for the project named herein. All parts and exhibits contained in or referred to in this application are submitted with and made part of this application.

- 2 The applicant hereby assures the Board of Governors of the California Community Colleges that:
 - a. Pursuant to the provisions of Section 57001.5 of Title 5 no part of this application includes a request for funding the planning or construction of dormitories, stadia, the improvement of sites for student or staff parking, single purpose auditoriums or student centers other than cafeterias. The facilities included in the proposed project will be used for one or more of the purposes authorized in 57001.5 of Title 5.
 - b. Any State funds received pursuant to this application shall be used solely for defraying the development costs of the proposed project.
If the application is approved, the construction covered by the application shall be undertaken in an economical manner and will not be of elaborate or extravagant design or materials.
 - c. Pursuant to the provisions of Section 81837 of the *Education Code*, approval of the final plans and specifications for construction will be obtained from the Board of Governors of the California Community Colleges before any contract is let for the construction.
 - d. No changes in construction plans or specifications made after approval of final plans which would alter the scope of work, function assignable and/or gross areas, utilities, or safety of the facility will be made without prior approval of the Chancellor's Office of the California Community Colleges and the Department of General Services Division of the State Architect.
 - e. Pursuant to the provisions of Section 57001 of Title 5, an adequate and separate accounting and fiscal records and accounts of all funds received from any source to pay the cost of the proposed construction will be maintained, and audit of such records and accounts will be permitted at any reasonable time, during the project, at the completion of the project, or both.
 - f. Architectural or engineering supervision and inspection will be provided at the construction site to ensure that the work was completed in compliance with the provisions of Section 81130 of the *Education Code* and that it conforms with the approved plans and specifications.
 - g. Pursuant to the provisions of Section 8 of the *Budget Act*, no contract will be awarded prior to the allocation of funds to the Board of Governors by the Public Works Board.

- 3 It is understood by the applicant that:
 - a. No claim against any funds awarded on this application shall be approved which is for work or materials not a part of the project presented in this application as it will be finally allocated by the Public Works Board.
 - b. The failure to abide by each of the assurances made herein entitles the Board of Governors of the California Community Colleges to withhold all or some portion of any funds awarded on this application.
 - c. Any fraudulent statement which materially affects any substantial portion of the project presented in this application, as it may be finally approved, entitles the Board of Governors of the California Community Colleges to terminate this application or payment of any funds awarded on the project presented in this application.

- 4 It is further understood that:
 - a. The appropriation which may be made for the project presented in this application does not make an absolute grant of that amount to the applicant.
 - b. The appropriation is made only to fund the project presented in this application, as it is finally approved, regardless of whether the actual cost is less than or equals the appropriation.
 - c. A reduction in the scope of the project or assignable areas shall result in a proportionate reduction in the funds available from the appropriation.

CFIS #: 40.14.XXX

JCAF 31 - Instructional Building 2 Replacement (El Camino College Compton Center/El Camino CCD (Compton)) (Official) CCI: 5754 D (7/13) ▼

Reconst. Type	Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	WSCH Capacity	Sec. ASF	Increase In Space
<input type="checkbox"/>	050	Inactive Area	0099	General Assignment						-601	-601
<input type="checkbox"/>	110	Classroom	0099	General Assignment				9,200	8,514	-5,173	4,027
<input type="checkbox"/>	210	Class Lab	1002	Art (Painting, Drawing and Sculpture)					-467	-1,200	-1,200
<input type="checkbox"/>	210	Class Lab	1500	Humanities (Letters)				3,200	2,133		3,200
<input type="checkbox"/>	310	Office	0099	General Assignment				2,190		-5,951	-3,761
<input type="checkbox"/>	410	Read/Study Room	6110	Learning Center (Learning Resource Center)				600			600
<input type="checkbox"/>	430	Library - Electronic Carrels	6110	Learning Center (Learning Resource Center)				1,000			1,000
<input type="checkbox"/>	530	Audio/Visual, Radio, TV	6130	Media Services				1,000		-3,462	-2,462
<input type="checkbox"/>	650	Lounge	6530	Custodial Services				300			300
<input type="checkbox"/>	680	Meeting Room	0099	General Assignment				2,370		-868	1,502
<input type="checkbox"/>	730	Storage	6530	Custodial Services				300			300
Totals:								20,160	10,180	-17,255	2,905

* Indicates manual override

COST ESTIMATE SUMMARY AND ANTICIPATED TIME SCHEDULE - JCAF 32:

Campus: El Camino College Compton Center (El Camino CCD (Compton))

Project Title: Instructional Building 2 Replacement (Official)

Date Prepared: 5/18/2013

Original CCI: 5754

Budget Ref #: 40.14.XXX

Budget Ref #:

Prepared by: HMC Architects

Request For: L P W C E

Print Save Reset Delete

	Acres:	Budget CCI: 5754	State Funded	Total Cost		District Funded	
				State Funded	Non State-Supportable	State-Supportable	Non State-Supportable
1. Site Acquisition							
2. Plans			\$1,057,000	\$1,057,000			
A. Architectural Fees (for preliminary plans)			\$538,000				
B. Project Management (for preliminary plans)			\$154,000				
C. Preliminary Tests (soils, hazardous materials)			\$39,000				
D. Other Costs (for preliminary plans)			\$326,000				
3. Working Drawings			\$728,000	\$728,000			
A. Architectural Fees (for working drawings)			\$614,000				
B. Project Management (for working drawings)			\$0				
C. Office of the State Architect, Plan Check Fee			\$44,000				
D. Community College Plan Check Fee			\$70,000				
E. Other Costs (for working drawings)							
(Total PW may not exceed 13% of construction)							
4. Construction			\$15,358,000	\$15,358,000			
A. Utility Service			\$1,097,000				
B. Site Development, Service			\$160,000				
C. Site Development, General			\$1,127,000				
D. Other Site Development			\$2,828,000				
E. Reconstruction			\$9,947,000				
F. New Construction (building) (w/Group I equip)			\$199,000				
G. Other			\$768,000				
5. Contingency			\$384,000	\$384,000			
6. Architectural and Engineering Oversight			\$447,000	\$447,000			
A. Tests			\$154,000				
B. Inspections			\$293,000	\$293,000			
8. Construction Management (if justified)			\$356,000	\$356,000			
9. Total Construction Costs (items 4 through 8 above)			\$17,313,000	\$17,313,000			
10. Furniture and Group II Equipment			\$424,000	\$424,000			
11. Total Project Cost (items 1, 2, 3, 9, and 10)			\$19,522,000	\$19,522,000			
12. Project Data							
Construction	31,015	Unit Cost Per ASF	\$493	14.	State Funded	Supportable	District Funded
Reconstruction	20,160	Ratio ASF/GSF	0.65	Acquisition			Total
		Unit Cost Per ASF	\$493	Preliminary Plans	\$1,057,000		
		Unit Cost Per ASF	\$493	Working Drawings	\$728,000		
		Unit Cost Per ASF	\$493	Construction	\$17,313,000		
		Unit Cost Per ASF	\$493	Equipment	\$424,000		
		Unit Cost Per ASF	\$493	Total Costs	\$19,522,000		
		Unit Cost Per ASF	\$493	% of SS Total	100.00%	0.00%	SS Total: \$19,522,000
13. Anticipated Time Schedule							
Start Preliminary Plans	8/1/2015	Advertise Bid for Construction	3/1/2017				
Start Working Drawings	12/1/2015	Award Construction Contract	5/1/2017				
Complete Working Drawings	6/1/2016	Advertise Bid for Equipment	5/1/2018				
DSA Final Approval	12/1/2016	Complete Project	5/1/2019				

**5.2 - Quantities and Unit Costs Supporting the JCAF 32
State Supportable Costs**

District: Compton Community College District
College: Compton Educational Center
Project: Instructional Building 2 Replacement

Date: July 1, 2013
Prepared By: HMC Architects
CCI / ENR: 5754 3147
Construction Months: 24

NOTE: Total fees may not exceed 13% 10.3%

1 SITE (District owned)					\$0
2 PRELIMINARY PLANS					
A. Architectural Fees (for Preliminary Plans)	10% x	\$15,358,000	x 0.35		\$538,000
B. Project Management for Preliminary Plans	1.0% x	\$15,358,000			\$154,000
C. Preliminary Tests (Soils, hazardous materials)					
1) Soils Tests & Geotechnical Reports				\$25,000	
2) Topographic/Land Survey				\$10,000	
3) Geologic Hazard Report				\$3,600	
					<u>\$39,000</u>
D. Other Costs (for Preliminary Plans)					
1) SWPPP Plan				\$40,000	
2) Data/Technology Consultant				\$80,000	
3) CEQA Consultant				\$40,000	
4) Constructability Review				\$40,000	
5) CEQA (Environmental Documents)				\$40,000	
6) DSA Plan Check Fee from below				\$86,462	
					<u>\$326,000</u>
Total- Preliminary Plans					\$1,057,000
3 WORKING DRAWINGS					
A. Architectural Fees (for Working Drawings)	10% x	\$15,358,000	x 0.40		\$614,000
B. Project Management (for Working Drawings)	0.0% x	\$15,358,000			\$0
C. Office of State Architect, Plan Check Fee					
(1) Structural Safety Fee	0.007	x \$1,000,000		\$7,000	
	0.005	x \$15,358,000 -	\$1,000,000	\$71,790	
(2) Physically Handicapped Fee	0.004	x \$500,000	\$2,000		
	0.002	x \$1,500,000	\$3,000		
	0.0002	x \$13,358,000	\$2,672		
					<u>\$7,672</u>
Total -State Supportable DSA, Plan Check Fee					\$7,672
D. Community College, Plan Check Fee					
State Funded: 2/7 of 1% of Construction Cost		\$15,358,000 x	0.00286		\$44,000
E. Other Costs (Legal Advertising)(EIR),etc.					
1) Printing, Advertising & Bidding				\$60,000	
2) Legal Services				\$10,000	
					<u>\$70,000</u>
Total - Working Drawings					\$728,000

**5.2 - Quantities and Unit Costs Supporting the JCAF 32
State Supportable Costs**

District: Compton Community College District
College: Compton Educational Center

Date: July 1, 2013
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Project: Instructional Building 2 Replacement

CCI / ENR: 5754 3147
Construction Months: 24

4 CONSTRUCTION				
A. Utility Service				
1. Electrical	1	LS	@ \$875,452	\$875,452
2. Mechanical	1	LS	@ \$221,428.66	\$221,429
Total - Utility Service				\$1,097,000
B. Site Development Services				
Site Preparation				
(a) Site Clearing	1	LS	@ \$159,987.59	\$159,988
Total - Site Development Services				\$160,000
C. Site Development, General				
(a) Site Improvements				
	1	LS	@ \$1,126,897	\$1,126,897
Total - Site Development, General				\$1,127,000
D. Other Site Development				
1. Temporary fencing	1	LS	@ \$139,833.32	\$139,833
2. Temporary utilities	1	LS	@ \$164,803.68	\$164,804
3. Hazardous Materials Abatement				
(a) Remove VCT Flooring	20,160	SF	@ \$8.90	\$179,410
(b) Asbestos Fireproofing Abatement	20,160	SF	@ \$88.89	\$1,792,118
(c) Fluorescent Tube Disposal	1	LS	@ \$8,889.40	\$8,889
(d) PCB Ballasts	15	DR	@ \$2,444.59	\$36,669
4. Building Demolition	1	LS	@ \$506,020.46	\$506,020
Total - Other Site Development				\$2,828,000
E. Reconstruction				
Total - Reconstruction				\$0
F. New Construction (Building) (Including Group 1 Equip.)				
Room Description	ASF		Unit Cost	Total
Classroom	9200	ASF	@ \$476	\$4,379,200
Humanities Lab	3200	ASF	@ \$476	\$1,523,200
Faculty Office	2190	ASF	@ \$502	\$1,099,380
Study Space	600	ASF	@ \$370	\$222,000
Library Electronic Carrels	1000	ASF	@ \$650	\$650,000
AV/TV	1000	ASF	@ \$767	\$767,000
Staff Lounge	300	ASF	@ \$474	\$142,200
Meeting Room	2370	ASF	@ \$474	\$1,123,380
Storage	300	ASF	@ \$135	\$40,500
Total - New Construction				\$9,947,000
G. Other				
1. Energy Efficiency Incentive	\$9,947,000	x	2%	\$198,940
Total Other				\$199,000
Total - Construction				\$15,358,000

**5.2 - Quantities and Unit Costs Supporting the JCAF 32
State Supportable Costs**

District: Compton Community College District
College: Compton Educational Center
Project: Instructional Building 2 Replacement

Date: July 1, 2013
Prepared By: HMC Architects
CCI / ENR: 5754 3147
Construction Months: 24

5	CONTINGENCY OF 5% (7% for Remodels)					
		5% x	\$15,358,000	\$767,900		\$768,000
6	ARCHITECTURAL AND ENGINEERING OVERSIGHT					
A.	Architects' Fee for Oversight	10% x	\$15,358,000	x 0.25		\$384,000
7	TESTS AND INSPECTIONS					
A.	Testing	1% x	\$15,358,000		\$154,000	
B.	Inspection	25 mo @	\$11,712.00 =	\$292,800	\$293,000	
	Total - Test and Inspection					\$447,000
8	CONSTRUCTION MANAGEMENT (if justified)	2% x	\$15,358,000		\$307,160	
	DIR Labor Compliance Fee	0.25% x	\$19,473,160		\$48,683	
						\$356,000
9	TOTAL (Construction costs) (Item 4 through 8 above)					\$17,313,000
10	FURNITURE AND GROUP II EQUIPMENT				State Supportable	\$424,000
11	TOTAL (Project cost) (Items 1, 2, 3, 9, and 10)					\$19,522,000

Summary of State and Local Cost Contributions

		Total \$	State \$	Local \$	State%	Local %	
1	Site Acquisition	\$0	\$0	\$0	100.00%	0.00%	
2	Preliminary Plans	\$1,057,000	\$1,057,000	\$0	100.00%	0.00%	
3	Working Drawings	\$728,000	\$728,000	\$0	100.00%	0.00%	
4	Construction	\$15,358,000	\$15,358,000	(\$0)	100.00%	0.00%	
5	Contingency	\$768,000	\$768,000	\$0	100.00%	0.00%	
6	A&E Oversight	\$384,000	\$384,000	\$0	100.00%	0.00%	
7	Testing & Inspection	\$447,000	\$447,000	\$0	100.00%	0.00%	
8	Construction Mgmt	\$356,000	\$356,000	\$0	100.00%	0.00%	
9	Total Construction (Sum 4 thru 8)	\$17,313,000	\$17,313,000	(\$0)			
10	Equipment	\$424,000	\$424,000	\$0	100.00%	0.00%	
11	Total Project	\$19,522,000	\$19,522,000	(\$0)	100.00%	0.00%	Total % 100.00%

6.1 CALIFORNIA ENERGY COMMISSION APPROVED AUDIT

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors Energy and Sustainability policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand.
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect.
- Overhangs have been incorporated to shade glazing.
- Low E dual glazing will be incorporated to reduce heat gain.
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain.
- Heating and cooling will be provided by a highly energy efficient HVAC system.
- Independent HVAC controls provided where applicable.
- Natural lighting will be incorporated into most spaces.
- Energy saving lighting with automatic lighting controls and sensors.
- Interior materials will be low in volatile organic compounds, high in recycled content.
- Water efficient fixtures, faucets and devices will be incorporated.
- A strict recycling program will be required during construction.
- Requested participation in the local utility's energy incentive program.
- Photovoltaic panels will be incorporated where appropriate.

ORG CODE: 6870 COBCP NO: _ PRIORITY: _ PROJECT ID: 40.14.

A. PURPOSE OF THE PROJECT

A.1 Executive Summary

The El Camino College Compton Center (Compton Center) located in the City of Compton, is a part of the El Camino Community College District. This campus is in need of modernizing its facilities to meet the technological demands of the academic curriculum from both instructors and students.

The scope of this project demolishes the eastern wing of Building E (#6 on the space inventory), the eastern wing of Building F (#9 on the space inventory), and the western wing of Building D (#5 in the space inventory). On the site of the demolished buildings, this project constructs a two-story 31,015 gross square feet (GSF) replacement building with 20,160 assignable square feet (ASF) comprised of 9,200 ASF lecture, 3,200 ASF lab, 2,190 ASF office, 1,600 ASF library, 1,000 ASF AVTV, and 2,970 ASF other (meeting room, lounge, storage) spaces.

The new building will include spaces for Biology, Social Sciences, Psychology, Speech Communication, English, Humanities, Spanish, Vocational English as a Second Language (ESL). The new building is designed to generate 10,647 weekly student contact hours (WSCH).

A.2 Problem Statement

Constructed in 1953, buildings E, F and D are three of the original buildings on this campus. These buildings currently house instructional programs spaces, student services programs, and faculty offices for Biology, Social Sciences, Psychology, Speech Communication, English, Humanities, Spanish, Vocational ESL, Health Education.

These 60-year old row buildings have not been renovated and contain the original building systems that do not support current the academic programs for several reasons, including:

Physical Access and Seismic Issues

Full student access to these buildings is hindered because these buildings do not meet building codes. Physical access to the buildings is limited and restricts access by all who desire to use the spaces. A recent Seismic study (2008 by IDS structural engineers) has summarized that when contrasted against the risk levels established in the State's community colleges seismic report (1999) that all three buildings' structural deficiencies are comparable to risk level VI which may pose structural hazards in a seismic event.

ORG CODE: 6870 COBCP NO: _ PRIORITY: _ PROJECT ID: 40.14.

Programmatic Issues

Although the structural problems with the buildings are the biggest concern in terms of the safety of faculty, students and staff, these buildings are very old and are not serving the instructional needs of the programs that are housed there

The delivery of instructional programs is hindered due to the lack of technology. The materials and design used to construct these concrete buildings has made installing technology very difficult. Faculty cannot access the Internet from some of the instructional spaces. Reading and writing programs typically utilize reading and writing software as part of the course instruction. Both instructors and students are hindered by the lack of technology in using contemporary teaching/learning methodologies. Student services cannot provide the full spectrum of programs due to the inability to access technology.

Academic programs struggle to be delivered in spaces that cannot be reconfigured. These 1950's buildings do not meet size and configuration requirements necessary for modern instructional program delivery and the buildings' concrete construction makes moving walls difficult and expensive. This mismatch of room and student class sizes results in inefficient space use and scheduling.

Teaching and learning technologies demand building systems that these facilities cannot offer. Much of the electrical, heating, ventilation and air conditioning systems are original and cannot support increased loads generated by additional computers and other electronics. The lack of appropriate infrastructure results in power outages and failing mechanical systems. This causes interruptions in instruction and failure to deliver consistent support to the instructional program.

A.3 Solution Criteria

To mitigate these problems, the Compton Center seeks a solution that meets the following criteria:

- Provides permanent, campus spaces that technologically support teaching of the academic programs;
- Provides efficient and well-configured instructional and support spaces;
- Provides the technology and configuration to support student services programs;
- Provides building systems that can support modern, state-of-the-art teaching and learning technologies;
- Provides a permanent facility that is code compliant and provides equal access to all;
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies;
- Provides a strategy that is consistent with the campus' strategic plan;
- Does not adversely impact the college's operations budget; and
- Is the least cost solution.

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.14

A.4 Capacity Load Ratios

This project will provide for much needed, modern instructional space on the El Camino College Compton Center campus. Upon completion of the project, lecture spaces are the same at 99% and laboratory spaces are increased from 78% to 83%. In realigning overbuilt space, also at project completion, the office space capacity load ratio is reduced from 122% to 82%, a decrease of 40%, and AV/TV space is decreased from 114% to 85% capacity load ratio, a decrease of 29%. Library spaces remain below 100% capacity load ratio.

Space Analysis (ASF):

Type	Lecture	Lab	Office	Library	AV/TV	Other	Total
Primary	9,200	3,200	2,190	1,600	1,000	2,970	20,160
Secondary	-5,173	-1,200	-5,951	0	-3,462	-1,469	-17,255
Net	4,027	2,000	-3,761	1,600	-2,462	1,501	2,905
Beg. Cap/Load Ratios (2015)	98.5%	78.2%	122.0%	85.0%	113.7%	N/A	97.6%
End. Cap/Load Ratios (2018)	99.1%	83.2%	82.4%	60.9%	85.4%	N/A	85.9%

B. RELATIONSHIP TO THE STRATEGIC PLAN

The El Camino College Compton Center offers quality, comprehensive educational programs and services to ensure the educational success of students from our diverse community. In order to do this, the District plans to foster a positive learning environment and sense of community and cooperation through an effective process of collaboration and collegial consultation. The proposed building supports facility and technology improvements to meet the needs of students, employees, and the community and provides an environment that is conducive to learning.

C. ALTERNATIVES

This campus is built-out with already limited parking. There is nowhere to construct additional spaces without the demolition of existing buildings to provide a footprint and adequate clearances for fire life safety. Thus, when considering alternatives, the campus looked at options that will meet the primary needs of the campus' educational and facilities master plans. The option of installing modular buildings was not considered to be a feasible option primarily due to the lack of physical campus spaces to accommodate the units. Additionally, while modular buildings would provide a short term solution to providing additional space, it would not address the long term needs of the campus in serving the instructional program needs as described in the current educational and facilities master plan.

The feasible alternatives to this project include:

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.14.

- **Alternative # 1** – Demolish the western wing of Building D plus the eastern wings of buildings E and F and construct a replacement building
- **Alternative # 2** – Remodel the western wing of Building D and the eastern wings of buildings E and F.
- **Alternative # 3** - Lease space off-campus

Alternative #1 – Demolish the western wing of Building D plus the eastern wings of buildings E and F and construct a new building.

This alternative demolishes the eastern wing of Building E and F and the western wing of Building D and constructs a 31,015 GSF replacement building with 9,200 ASF lecture, 3,200 ASF lab, 2,190 ASF office, 1,600 ASF library, 1,000 ASF AV/TV, and 2,970 ASF other (meeting room, lounge, storage) spaces for a total of 20,160 ASF.

Pros:

- Is the least cost solution;
- Provides permanent campus spaces that technologically support teaching of the academic and student services programs;
- Removes buildings with high seismic safety concerns;
- Provides building systems that can support state-of-the-art teaching and learning technologies;
- Provides efficient and well-configured instructional and support spaces;
- Provides a permanent facility that is code compliant and provides equal access to all;
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies;
- Provides a strategy that is consistent with the campus' strategic plan; and
- Does not adversely impact the college's operations budget.

Cons:

- requires capital outlay funds

Cost of this alternative @ CCCI 5754: \$19,522,000 including PWCE

Alternative #2 – Remodel the western wing of Building D and the eastern wings of buildings E and F.

This alternative remodels 20,160 ASF comprised of 5,274 ASF on the western wing of Building, 8,576 ASF in the eastern wing of Building E, and 13,850 ASF in the eastern wing of Building F.

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.14.

Pros:

- Provides permanent campus spaces that technologically support teaching of the academic programs;
- Provides building systems that can support state-of-the-art teaching and learning technologies;
- Provides a permanent facility that is code compliant and provides equal access to all;
- Creates an on-campus environment where students can learn through the incorporation of current educational technologies;
- Provides a strategy that is consistent with the campus' strategic plan; and
- Does not adversely impact the College's operations budget.

Cons:

- Does not provide efficient and well-configured instructional and support spaces;
- Is very expensive and at the completion of remodel the district will still have a building that is not adaptable to modern educational technologies and the configuration of which will still not be suitable to the instruction offered in the buildings.
- Is not the least cost solution. Due to structural issues and hazardous materials removal, renovating these buildings ends up being more costly than to demolish and replace with new construction.

Cost of this alternative @ CCCI 5754: \$23,511,000 including PWCE cost

Alternative #3 – Lease space off-campus

This alternative requires a long-term lease of space preferably adjacent to the campus. This option leases 31,015 GSF/20,160 ASF of space for instruction. The lease space will have adequate parking and will have to be approved by the Division of the State Architect.

Pros:

- Provides building systems that can support state-of-the-art teaching and learning technologies.

Cons:

- Real estate development around the College is mainly residential and farmland, and there is no building adjacent to the campus to meet this purpose;
- Does not provide permanent campus spaces that technologically support teaching of the academic programs;
- Does not provide a permanent facility that is code compliant and provides equal access to all;
- Does not provide efficient and well-configured instructional and support spaces. Efficiency is reduced as space is not on campus.
- Does not create an on-campus environment where students can learn through the incorporation of current educational technologies;
- Adversely impacts the college's operations budget;
- Is not consistent with campus' strategic plan; and

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.14.

- Is the most expensive solution.

Cost of this alternative @ CCCI 5754: \$37,642,000 including PWCE cost

CRITERIA ANALYSIS MATRIX

CRITERIA	Alternative # 1 Demo D,E,F, New Bldg	Alternative # 2 Remodel D,E,F	Alternative # 3 Lease Space Off-Campus
Provides permanent, smart campus spaces	Yes	No	No
Provides efficient and well-configured instructional and support spaces	Yes	No	Yes
Provides spaces that can support state-of-the-art technologies creating an environment to optimize learning	Yes	No	Yes
Provides code compliant spaces with equal access	Yes	Yes	Yes
Does not adversely impact the college's operations budget	Yes	Yes	No
Consistent with College strategic plan	Yes	No	No
Is the least cost solution	Yes	No	No

ORG CODE: 6870 COBCP NO: PRIORITY: PROJECT ID: 40.14.

ECONOMIC ANALYSIS MATRIX

	<u>Alternate #1*</u> Construct New Facility	<u>Alternate #2</u> Remodel D, E, F	<u>Alternate #3</u> Lease Off Site
Site Acquisition	\$0	\$0	\$0
Plans & Working Drawings	\$1,785,000	\$2,000,000	\$0
Construction Costs:			
Utility Service	\$1,097,000	\$1,067,000	\$0
Site Development, Service	\$160,000	\$800,000	\$0
Site Development, General	\$1,127,000	\$533,000	\$0
Other Site Development	\$2,828,000	\$1,349,000	\$0
Reconstruction	\$0	\$14,684,000	\$0
New Construction	\$9,947,000	\$0	\$0
Other Construction	\$199,000	\$213,000	\$0
Testing/Inspection	\$447,000	\$533,000	\$0
Contingency	\$768,000	\$1,013,000	\$0
CM/AE Oversight	\$740,000	\$895,000	\$0
Total Construction Costs	\$17,313,000	\$21,087,000	\$0
Equipment (Group II)	\$424,000	\$424,000	\$424,000
Leases for 50 years**	\$0	\$0	\$37,218,000
Replacement Cost (20 years)***	\$0	\$0	\$0
Total Project Costs @ CCI 5754 and EPI 3147	\$19,522,000	\$23,511,000	\$37,642,000

Escalated per Department of Finance Budget Letter BL 0X-XX

* Figures Taken from Units and Supporting Costs for the JCAF32

** \$2.00 per gsf per month x 31,015 asf x 12 months x 50 years

ORG CODE: 6870 COBCP NO: _ PRIORITY: _ PROJECT ID: 40.14.

D. RECOMMENDED SOLUTION

1. Which alternative and why?

Alternative #1 – demolish the western wing of Building D and the eastern wings of buildings E and F and constructing a new building is the chosen option because it meets all of the solution criteria. The new permanent building provides technologically-advanced, appropriately configured learning spaces that support the academic and student services programs and contemporary teaching methodologies. The new building provides a safe and inviting environment for students to learn, consistent with strategies defined in the campus' strategic plan. The modern building is efficient, environmentally friendly and does not adversely impact the campus' operations budget, and is the least cost solution.

Why the other alternatives are not recommended:

Alternative #2 – Remodeling buildings D, E, and F is not recommended because it does not meet all of the solution criteria. Remodeling these buildings does not provide the configurations and efficiencies to maximize the programs. This option is not consistent with the campus' strategic plan and is also not the least cost solution.

Alternative #3 - Lease space off-campus: This option is the most expensive solution and could pose many challenges to finding adequate State approved space near the campus. This alternative distances the students, programs, and administrators from the campus. This alternative does not provide a permanent solution and adversely impacts the campus' operations budget with the annual lease costs. Furthermore, this option is not consistent with the campus' strategic plan. This option does not meet all of the solution criteria.

2. Detail scope description

The project scope demolishes the western wing of Building D (#5 in the space inventory), and the eastern wings of buildings E (#6 in the space inventory and F (#9 on the space inventory), and constructs a replacement building on the same site. The 31,015 GSF with 20,160 ASF replacement building (2,875 ASF smaller than the sum of the buildings to be demolished) is comprised of the following spaces:

▪ Classroom	9,200 ASF
▪ Laboratories	3,200 ASF
▪ Office	2,190 ASF
▪ Library	1,600 ASF
▪ AV/TC	1,000 ASF
▪ Other	<u>2,970 ASF</u>
Total	20,160 ASF

The new building will include program and program support spaces for Biology, Social Sciences, Psychology, Speech Communication, English, Humanities, Spanish, and Vocational ESL.

ORG CODE: 6870 COBCP NO: _ PRIORITY: _ PROJECT ID: 40.14.

3. Basis for cost information

The architect for this project, using cost guidelines provided by the State Chancellor's Office, engineering data based upon the building specifications, and a professional cost estimator, has provided the cost estimates.

This project will be designed to exceed Title 24, Part 6 Energy Code by 15%, consistent with the Board of Governors energy policy. The design should incorporate sustainable goals for site, energy efficiency, water use reduction, storm water management, occupant health as well as minimizing the buildings impact on the environment both by design and construction. Strategies will consider:

- Natural and native planting materials will be incorporated around the building to minimize, if not eliminate, the irrigation demand;
- Concrete walkways will be minimized to reduce storm water runoff and promote natural filtration into the soil as well as a reduction in the heat island effect;
- Overhangs have been incorporated to shade glazing;
- Low E dual glazing will be incorporated to reduce heat gain;
- Roofing will incorporate cool roofing to reduce the heat island effect and heat gain;
- Heating and cooling will be provided by a highly energy efficient HVAC system;
- Independent HVAC controls provided where applicable;
- Natural lighting will be incorporated into most spaces;
- Energy saving lighting with automatic lighting controls and sensors;
- Interior materials will be low in volatile organic compounds, high in recycled content;
- Water efficient fixtures, faucets and devices will be incorporated;
- A strict recycling program will be required during construction;
- Requested participation in the local utility's energy incentive program; and
- Photovoltaic panels will be incorporated where appropriate.

4. Factors/benefits for recommended other than the least expensive alternative

The project presents the least cost solution.

5. Complete description of impact on support budget

Please refer to 9.1 Analysis of Future Costs in this document.

6. Identify and explain any project risks

No known risks have been identified for this project at this time.

ORG CODE: 6870 COBCP NO: _ PRIORITY: _ PROJECT ID: 40.14.

7. List requested interdepartmental coordination and/or special project approvals (including mandatory reviews and approvals, e.g. technology proposals)

- Division of the State Architect and the State Fire Marshall review for structural safety, access compliance and fire life safety plan and field reviews
- State Public Works Board approval of preliminary plans

E. CONSISTENCY with GOVERNMENT CODE SECTION 65041.1:

Consistent with the provisions of Government Code Section 65041.1, the California Community Colleges are exempt from the specific provisions of this Government Code Section.

**8.1 CALIFORNIA ENVIRONMENTAL QUALITY ACT
ENVIRONMENTAL IMPACT REPORT**

(Reference: California Code of Regulations, Title 5, Section 57121)

It has been determined that a Negative Declaration will apply to this project. This declaration will be submitted to the appropriate agencies for approval prior to the submission of the Preliminary Plans to the Chancellors Office.

9.1 ANALYSIS OF FUTURE COSTS

Provide an economic analysis of additional instructional, administrative, and maintenance cost resulting from the proposed project, including personnel years. Disclose all new courses or programs to be housed in the project that may need Chancellor's Office review.

Personnel Costs

Certificated: Existing faculty will be moved to the new building when it is complete. Consequently, there will be no increase in costs for faculty.

Classified: Existing staff will be moved to the new building when it is complete. Consequently, there will be no increase in costs for faculty.

Depreciation, Maintenance, and Operation:

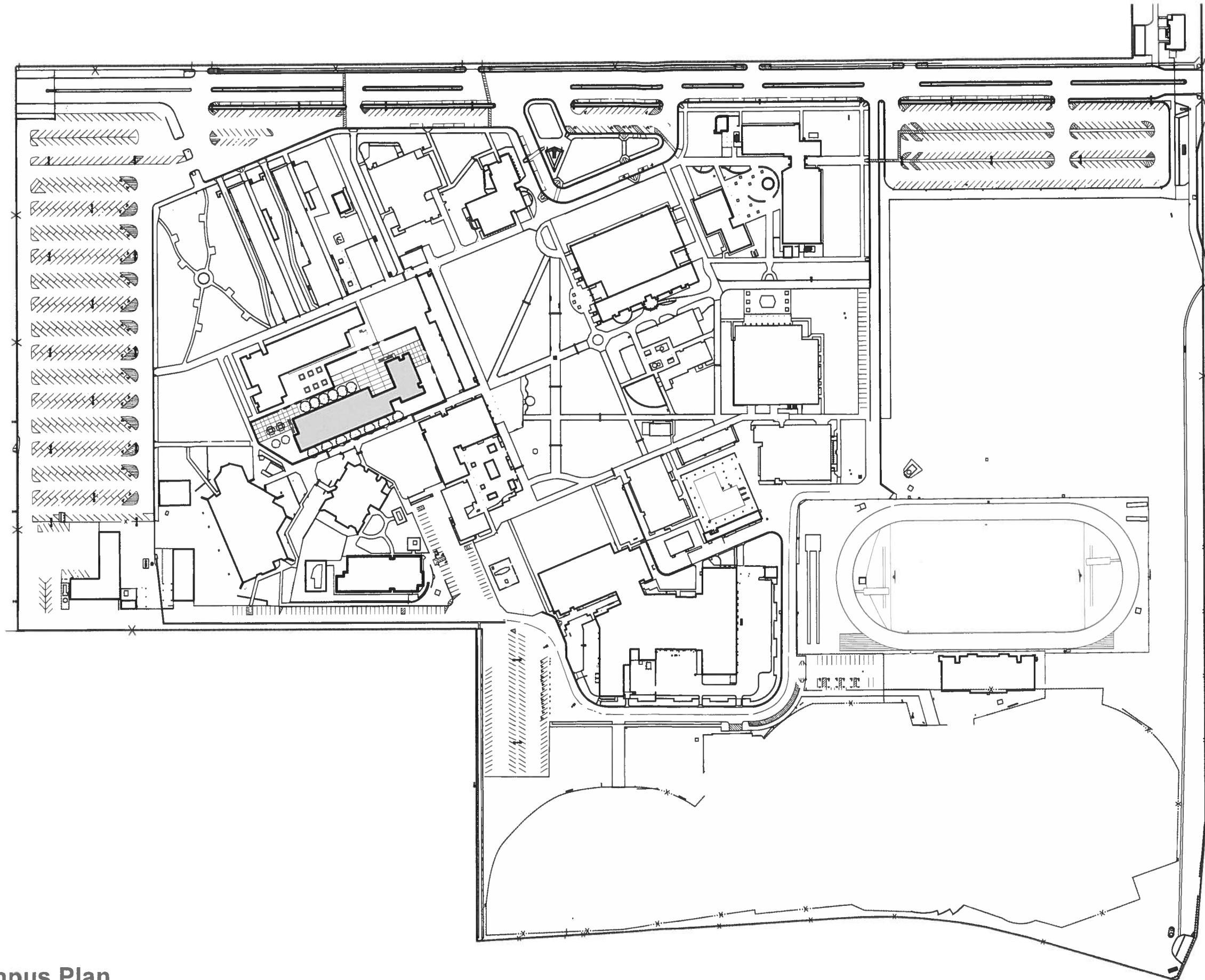
No additional Maintenance and Operations resources will be required since the outside gross square footage of the building will not change.

Program/Course/Service Approvals: List all new programs/courses/services to be housed in this project or its secondary effects and give the date of approval. If there are not new programs/courses/services for which approval is required, please so state. This is not required for equipment-only projects.

Name of New Program/Course/Service

Date of Approval

No new programs



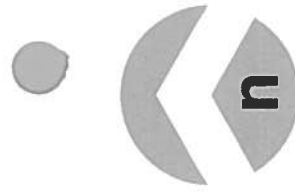
NEW BUILDING

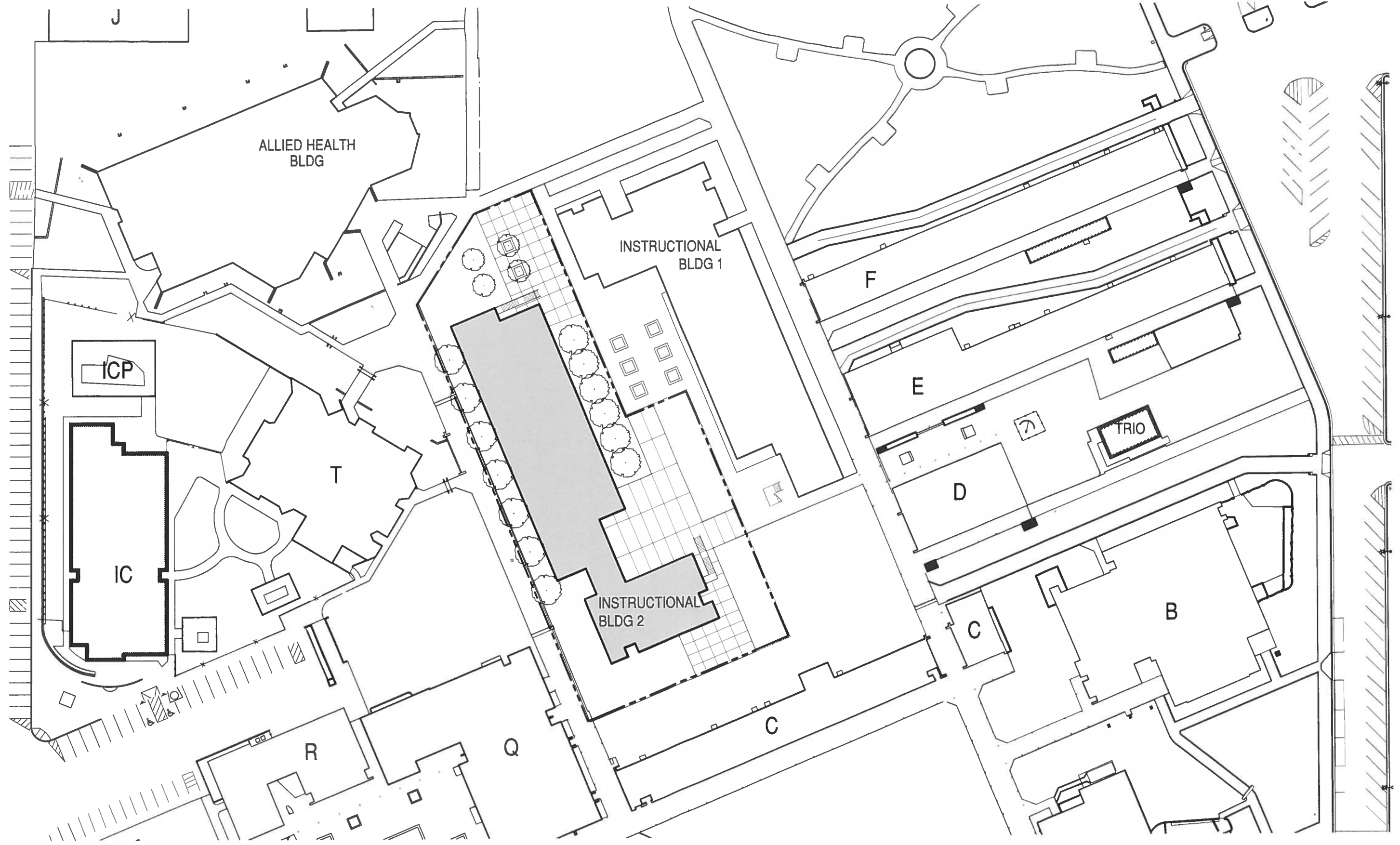
Campus Plan



HMC Architects

Compton College Instructional Building 02 | 05.23.13



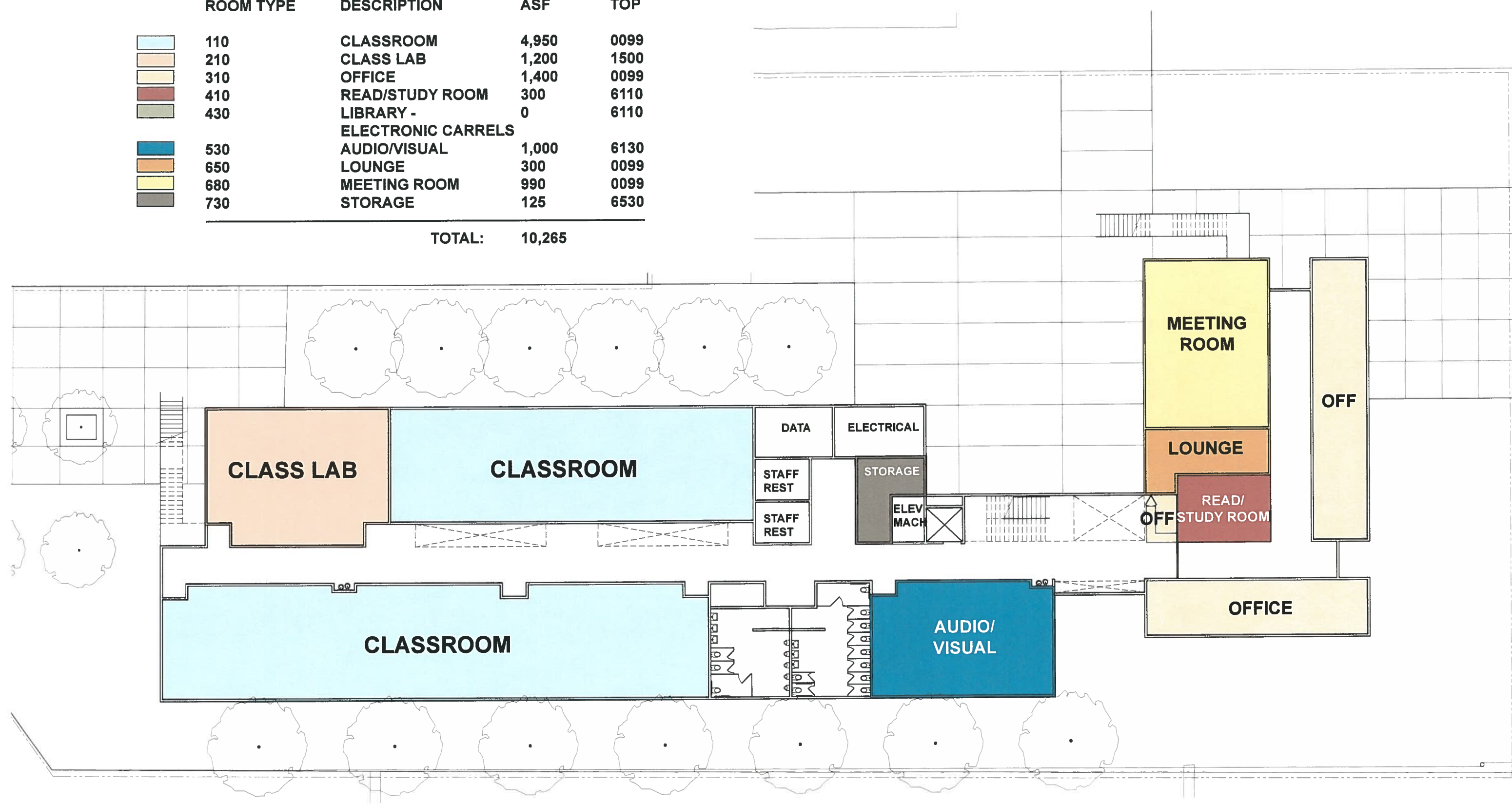


Site Plan



ROOM TYPE	DESCRIPTION	ASF	TOP
110	CLASSROOM	4,950	0099
210	CLASS LAB	1,200	1500
310	OFFICE	1,400	0099
410	READ/STUDY ROOM	300	6110
430	LIBRARY -	0	6110
	ELECTRONIC CARRELS		
530	AUDIO/VISUAL	1,000	6130
650	LOUNGE	300	0099
680	MEETING ROOM	990	0099
730	STORAGE	125	6530

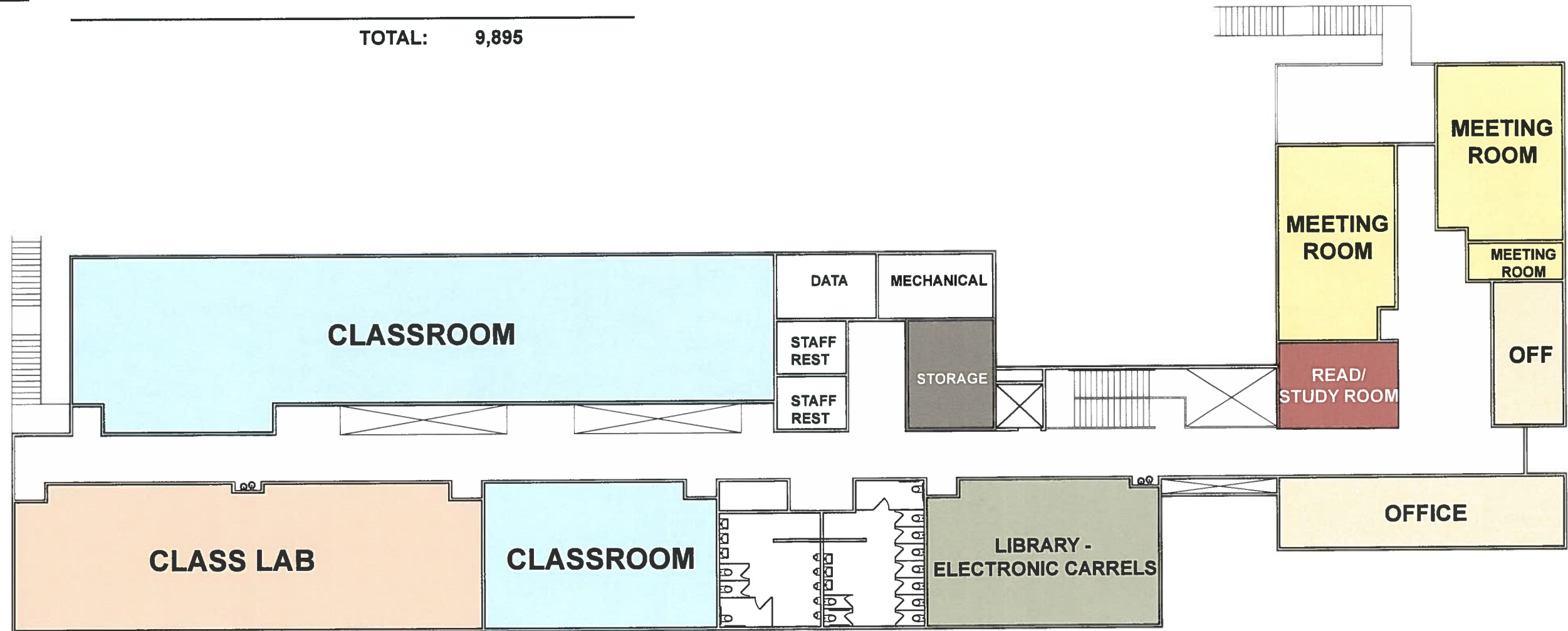
TOTAL: 10,265



First Floor Plan

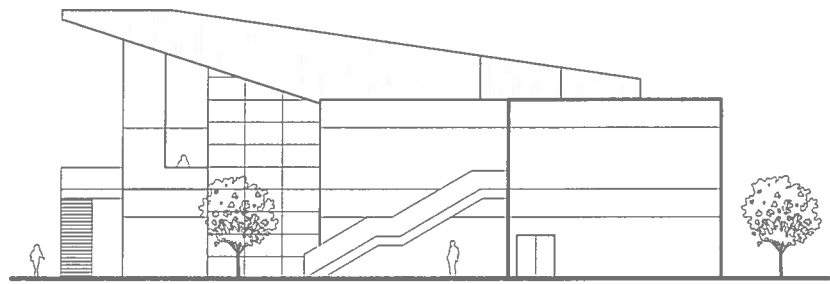


ROOM TYPE	DESCRIPTION	ASF	TOP
110	CLASSROOM	4,250	0099
210	CLASS LAB	2,000	1500
310	OFFICE	790	0099
410	READ/STUDY ROOM	300	6110
430	LIBRARY - ELECTRONIC CARRELS	1,000	6110
530	AUDIO/VISUAL	0	6130
650	LOUNGE	0	0099
680	MEETING ROOM	1,380	0099
730	STORAGE	175	6530
TOTAL:		9,895	

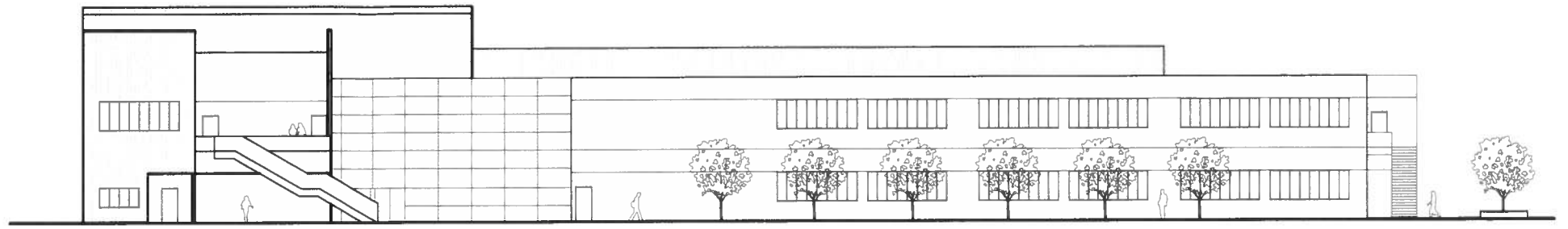


Second Floor Plan

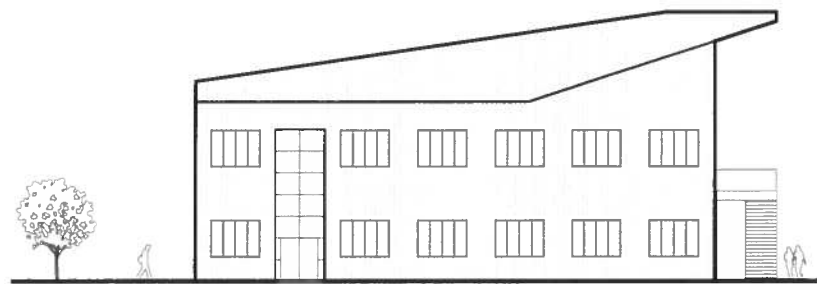




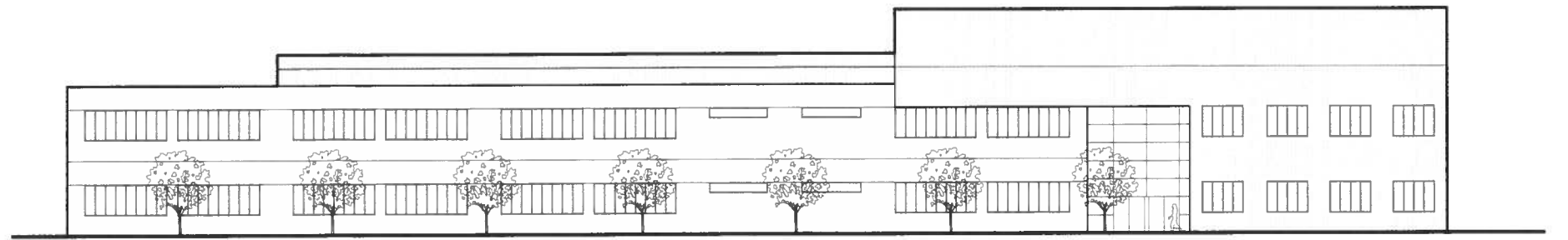
North Elevation



East Elevation



South Elevation



West Elevation

Elevations



CFIS #: 40.14.XXX

JCAF 33- Instructional Building 2 Replacement (EI Camino College Compton Center/EI Camino CCD (Compton)) (Official) EPI: 3147 D (7/13)

Rm. Type	Description	TOP No.	Department	No. Rms	No. Sta	Room No.	ASF	Sec. ASF	Increase In Space	Equip Cost Per ASF	Total Allowable Cost
050	Inactive Area	0099	General Assignment					-601	-601		\$0
110	Classroom	0099	General Assignment				9,200	-5,173	4,027	\$14.71	\$59,237
210	Class Lab	1002	Art (Painting, Drawing and Sculpture)					-1,200	-1,200	\$36.02	\$0
210	Class Lab	1500	Humanities (Letters)				3,200		3,200	\$26.70	\$85,440
300 - 355	Faculty Offices	0099 - 4999	General Assignment				2,190	-5,951	-3,761	\$23.01	\$0
410	Read/Study Room	6110	Learning Center (Learning Resource Center)				600		600	\$34.53	\$20,718
430	Library - Electronic Carrels	6110	Learning Center (Learning Resource Center)				1,000		1,000	\$213.92	\$213,920
530	Audio/Visual, Radio, TV	6130	Media Services				1,000	-3,462	-2,462	\$102.71	\$0
650	Lounge	6530	Custodial Services				300		300	\$23.84	\$7,152
680	Meeting Room	0099	General Assignment				2,370	-868	1,502	\$23.84	\$35,808
730	Storage	6530	Custodial Services				300		300	\$6.70	\$2,010
Totals:							20,160	-17,255	2,905		\$424,285

* Indicates manual override

13.1 - Detailed Equipment List

District: Compton Community College District

Project: Instructional Building 2 Replacement

College: Compton Educational Center July 1, 2013

Rm #	Room Description	Item Description	Units	Unit Cost	Total Cost	Less Existing Inventory	Total New Equipment Needed
	Classroom	Student Desk	450	\$200	\$ 90,000		\$ 90,000
		Staff Computer	9	\$1,000	\$ 9,000		\$ 9,000
		Instructor Chair	9	\$300	\$ 2,700		\$ 2,700
		Smart Board	9	\$2,400	\$ 21,600		\$ 21,600
		Instructor Table	9	\$1,000	\$ 9,000		\$ 9,000
		LCD Projector	9	\$2,000	\$ 18,000		\$ 18,000
		Document Camera	9	\$2,400	\$ 21,600		\$ 21,600
		Telephone	9	\$500	\$ 4,500		\$ 4,500
	Computer Study	Computer Workstation	40	\$1,000	\$ 40,000		\$ 40,000
		Computer	40	\$1,000	\$ 40,000		\$ 40,000
		Staff Computer	1	\$1,000	\$ 1,000		\$ 1,000
		Telephone	1	\$500	\$ 500		\$ 500
		Smart Board	1	\$2,400	\$ 2,400		\$ 2,400
		LCD Projector	1	\$2,000	\$ 2,000		\$ 2,000
		Document Camera	1	\$2,400	\$ 2,400		\$ 2,400
		Chair	41	\$300	\$ 12,300		\$ 12,300
		Instructor Workstaion	1	\$1,000	\$ 1,000		\$ 1,000
	Meeting Room	Configurable Conference Table	40	\$500	\$ 20,000		\$ 20,000
		Projector Screen	2	\$500	\$ 1,000		\$ 1,000
		LCD Projector	2	\$2,000	\$ 4,000		\$ 4,000
		Smart Board	2	\$2,400	\$ 4,800		\$ 4,800
		Document Camera	1	\$2,400	\$ 2,400		\$ 2,400
		Telephone	2	\$500	\$ 1,000		\$ 1,000
		Computer	2	\$1,000	\$ 2,000		\$ 2,000
		Chair	80	\$300	\$ 24,000		\$ 24,000
	Study Room	Smart Board	1	\$2,400	\$ 2,400		\$ 2,400
		Staff Computer	1	\$1,000	\$ 1,000		\$ 1,000
		Sudent Workstation	25	\$500	\$ 12,500		\$ 12,500
		Staff Workstation	1	\$1,000	\$ 1,000		\$ 1,000
		Projector Screen	1	\$500	\$ 500		\$ 500
		Document Camera	1	\$2,400	\$ 2,400		\$ 2,400
		LCD Projector	1	\$2,000	\$ 2,000		\$ 2,000
		Telephone	1	\$500	\$ 500		\$ 500
	Lounge	Table	3	\$500	\$ 1,500		\$ 1,500
		Chair	20	\$300	\$ 6,000		\$ 6,000
	Offices	Workstation	20	\$1,000	\$ 20,000		\$ 20,000
		File Cabinet	20	\$500	\$ 10,000		\$ 10,000

*California Community Colleges
Final Project Proposal*

	Task Chair	20	\$400	\$ 8,000		\$ 8,000
	Printer	20	\$300	\$ 6,000		\$ 6,000
	Phone	20	\$500	\$ 10,000		\$ 10,000
	Guest Chair	20	\$200	\$ 4,000		\$ 4,000
Grand Total				\$ 425,000	\$ -	\$ 425,000
NET TOTAL REQUEST						\$ 425,000

Allocation \$424,285



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www.compton.edu

KEITH CURRY, Ed.D.
Interim Chief Executive Officer

THOMAS E. HENRY
Special Trustee

May 22, 2013

Southern California Edison
Attention: Lisa Hannaman,
Account Executive
7300 Fenwick Lane, 2nd Floor
Westminster, CA 92683
lisa.hannaman@sce.com

VIA: E-mail

RE: Instructional Building #2

Dear Ms. Hannaman,

Compton Community College District would like to participate in the SCE New Construction for Partnerships / Savings-by-Design (NCP/SBD) program for the project identified above. The District understands that this is a nonresidential new construction and renovation/remodel energy efficiency program, funded by utility customers through the Public Purpose Programs surcharge. The District is interested in improving the energy efficiency of our upcoming project using design assistance and financial incentives available through the NCP/SBD program

The District agrees to provide the required documentation as requested which includes a completed application for the project. The District is willing to consider efficiency recommendations that will improve the performance of the project significantly beyond Title 24 (or other baseline) requirements.

The District understands that participation in the NCP/SBD program is voluntary, and is under no obligation to modify the design or construction of any building based on resulting recommendations. The District also understands that it will receive financial incentives only if it completes an agreement, eligibility is confirmed by the utility, the performance of the building in the project meets program requirements, and the energy efficiency strategies are installed and verified by the Utility.

Sincerely,

A handwritten signature in blue ink, appearing to read 'FL', is written over a horizontal line.

Felipe R. Lopez
Chief Business Officer
Compton Community College District